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Building Committee Minutes 10-03-2000

REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, OCTOBER 3, 2000

PRESENT: William Shea, Vice Chair Robert Juusola
 Richard Bento Donald Marquis
 Thomas Caccavaro Martin Thrope
ABSENT: Jon Cole Charles Stretton
 Kathleen Donovan
PARTICIPANTS: John Britt – Arlington Public Schools
 Dick Madonia, Project Manager
CALL TO ORDER: 7:30 p.m.

HARDY SCHOOL UPDATE – D. MADONIA

- Asbestos removal continues. It could be two weeks before it's completed.
- Demolition on the top floor should be complete in 1½ weeks, and the middle floor in 4 weeks.
- Duct work will begin in several weeks.
- Radiators and covers arrived today.
- The openings for the rooftop units (if roof is approved) could be cut in several weeks.
- The masons are blocking some of the openings.
- The arched windows were removed in the auditorium. The new window will be installed tomorrow.
- The boilers were built and the piping started.
- The sanitary line should be finished within several days.

ROOF ISSUE – T. CACCAVARO

The contractor furnished a revised figure for a fully adhered roof. (At the last meeting, Mr. Stretton had asked to reprice a *mechanically fastened* roof. The architect and the contractor were not in favor of a mechanically fastened roof.) The price for the fully adhered roof is \$85,288 and includes a 15-year warranty.

On a **MOTION** by Mr. Caccavaro and seconded by Mr. Thrope, it was VOTED to **tell the architect to proceed with a new rubber, fully adhered roof in the amount of \$85,288.00 for the Hardy Elementary School.** ROLL CALL VOTE: Unanimous

During a brief discussion of the Hardy budget, Mr. Thrope requested that Mr. Madonia note any additional expenses not currently covered in the budget and report those additional items to directly to him.

REQUISITION

On a **MOTION** by Mr. Juusola and seconded by Mr. Bento, it was VOTED to **approve for payment Pay Requisition No. 15 in the amount of \$171,625.77 to Bonfatti Construction for the Hardy School project.** ROLL CALL VOTE: Unanimous

BISHOP UPDATE – D. MADONIA

The architect will meet with the Building Inspector on Friday and is hopeful that the occupancy permit will be issued as most of the outstanding building requirements have now been completed.

Mr. Madonia will check with the architect to make sure that the list of incomplete items forwarded to the committee this evening by Mr. Stephen Carne, Bishop Principal, are included in the punch list.

BRACKETT CLOSE-OUT ISSUES

Mr. Shea announced that he was notified by Owen Beenhouwer of DRA that Paul Rittenburg would not attend tonight's meeting.

Mr. Shea noted that he had spoken to Paul Rittenburg about the initial cost estimate (\$150,000) to address the HVAC noise levels at the Brackett. Mr. Rittenburg has agreed to assume some of the responsibility for the issue and will speak to his insurance company.

REQUEST FOR PROPOSALS – R. JUUSOLA

Mr. Juusola provided a revised Request for Proposal for Construction Management Adviser Services for the Peirce and Dallin School projects. The committee agreed to proceed with this RFP. A draft of the RFP for Architectural Design Services for the Thompson and the Stratton prepared by Mr. Juusola will be reviewed by the committee and discussed at its next meeting.

PROJECT MANAGER'S CONTRACT

Because Mr. Madonia was no longer in attendance at this evening's meeting, the committee did not consider it necessary to go into Executive Session in order to discuss his contract.

After a brief discussion and review of Mr. Madonia's proposals for a renewed contract, the committee was unable to reach a conclusion. It was felt that more information was needed to reach a decision and that the full committee should be present to discuss the issue.

INVOICES

On a **MOTION** by Mr. Bento and seconded by Mr. Juusola, it was VOTED to **approve two invoices from architect, Philip Windsor, for work on the retaining wall at the Robbins Library in the amount of \$947.50 and in the amount of \$124.02.** ROLL CALL VOTE:
Unanimous

On a **MOTION** by Mr. Bento and seconded by Mr. Marquis, it was VOTED to **approve the following invoices for payment:**
Geotech Services - \$233.00 – Hardy School
DRA - \$7,323.22 – Peirce School
DRA - \$10,069.21 – Dallin School
DRA - \$202.61 – Dallin School
ROLL CALL VOTE: Unanimous

APPROVAL OF MINUTES

On a **MOTION** by Mr. Juusola and seconded by Mr. Bento, it was VOTED to **approve the Meeting Minutes for September 19, 2000.**
VOTE: 4-0-2 (Mr. Shea and Mr. Marquis abstained.)

ADJOURNMENT

The meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Marie Carroll